

003.A

Map

0001

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 366,200 /

USE VALUE: 366,200 /

ASSESSed: 366,200 /

Total Card /

Total Parcel

366,200

366,200

366,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	LIU MANWAY				
Owner 2:					
Owner 3:					
Street 1:	130 MASS AVENUE #4				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	MCPHEE ANDREW L & -		
Owner 2:	MOSES ALICE N -		
Street 1:	130 MASS AVENUE #4		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Asbestos Exterior and 1112 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6029																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	366,200			366,200
Total Card	0.000	366,200			366,200
Total Parcel	0.000	366,200			366,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	329.32	/Parcel:	329.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	360,800	0	.		360,800	360,800	Year End Roll	12/18/2019
2019	102	FV	387,800	0	.		387,800	387,800	Year End Roll	1/3/2019
2018	102	FV	343,200	0	.		343,200	343,200	Year End Roll	12/20/2017
2017	102	FV	313,100	0	.		313,100	313,100	Year End Roll	1/3/2017
2016	102	FV	313,100	0	.		313,100	313,100	Year End	1/4/2016
2015	102	FV	289,500	0	.		289,500	289,500	Year End Roll	12/11/2014
2014	102	FV	276,400	0	.		276,400	276,400	Year End Roll	12/16/2013
2013	102	FV	276,400	0	.		276,400	276,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPHEE ANDREW L	120-2		2/17/2012		295,000	No	No		
TUCKER JAY H,	112-38		5/28/2010		290,000	No	No		
MAZZEO GERARD	U64-115		3/30/1999		146,250	No	No	D	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2003	478	Renovate	15,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2017	Measured	DGM	D Mann
5/16/2012	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1915	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	16.670000076
Name:	15 - 6029

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM: 5				BR: 2			Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
Totals				
1		5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj \$ / SQ:	374.517
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530709
Depreciation:	164520
Depreciated Total:	366189

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr.	411.97	
Special Features:	0	Val/Su Net:	329.32	
Final Total:	366200	Val/Su SzAd	329.32	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,112	374.520	416,463	
Net Sketched Area:		1,112	Total:	416,463	
Size Ad	1112	Gross Are	1112	FinArea	1112

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
3						
2						

IMAGE

AssessPro Patriot Properties, Inc

